

## 9.b Community Plan Amendments

- 1) Through an extensive public outreach process, designate mixed-use village sites and prepare plans for village development.
  - a) Prepare environmental analysis and rezones for the sites as necessary.
  - b) Address village parking needs through a combination of solutions such as: management of parking resources, shared use agreements, development of community parking structures, increased transit services, parking districts, and other means.
  - c) Prepare detailed land use and design guidelines.
  - d) Amend redevelopment plans as necessary.
  - e) Provide public facilities commensurate with need.
  - f) Provide public/civic space as a part of the village project.
  - g) Improve opportunities for walking, bicycling, and transit use.
  - h) Require discretionary review for village projects that are inconsistent with community plan recommendations.
- 2) Implement relevant Strategic Framework Element and Action Plan recommendations for Urban Form, Neighborhood Quality, Public Facilities, Conservation and the Environment, Mobility and Walkable Communities, Housing, Economic Prosperity, and Equitable Development.
- 3) Investigate whether existing planned community plan densities are located in areas that support the Strategic Framework Element policy recommendations through the community plan amendment process.
- 4) Ensure that zoning is applied to implement the land use designations and other policies of community plans.
- 5) Prepare comprehensive environmental analysis for community plan updates consistent with the California Environmental Quality Act (CEQA).
- 6) Consider Council Policy, General Plan, or Land Development Code amendments to establish criteria for community plan amendments that increase residential density. The criteria for considering density increases in any community in the future should include the following:
  - a) Community support.
  - b) The proposed development implements the relevant policy recommendations of the Strategic Framework Element.
  - c) The proposed development pays for the public facilities needs generated by the project and there is an approved plan for funding and constructing public facilities necessary to support the density increase.
  - d) The density increase is part of a community plan update accompanied by the appropriate environmental review.
  - e) The City of San Diego, or other public agencies, have funding identified to reduce the existing facilities shortfall, or the project demonstrates an extraordinary public benefit to the City and community.
- 7) Review/reform the community plan amendment process to preserve the integrity of community plans.
- 8) Require analysis of the potential effects of the proposed project in relation to existing community conditions.

- 9) Some future community plan amendments may propose an increase in density within the community over that which was assumed in the existing community plan. To the extent that a project results in unmitigated environmental impacts or is of a controversial nature that warrants a higher level of environmental review, such a project would necessitate the preparation of an Environmental Impact Report.

Lead Department: Planning • Staff Funding: Yes